

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, Michigan 49660

SPECIAL MEETING OF JANUARY 18, 1996

There will be a special meeting of the Manistee City Planning Commission to be held on Thursday, January 18, 1996 at 7:00 P.M. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

AGENDA


- I. Roll Call
- II. Matters Pertaining to the General Citizenry:
- III. Business Session:
 - A. Approval of Minutes from Last Meeting (12/7/95)
 - B. New Business:
 - 1. Goals and Objectives
 - 2. Committee Appointments
 - 3. Review of By-Laws and Rules of Procedure
- IV. Work/Study Session:
- V. Adjournment

cc: Planning Commission Members
City Council
R. Ben Bifoss, City Manager
Jon Rose, City Code Administrator
Kurt Schindler, County Planner
Manistee News Advocate
Manistee Observer
WMTE Radio
WXYQ Radio
Dale Picardat, Community Development Officer
Julie Beardslee, Assessor

CODE ADMINISTRATOR CITY OF MANISTEE

MEMORANDUM

TO: Planning Commission Members

FROM: Jon R. Rose 

DATE: January 5, 1996

RE: Goals and Objectives for 1996

At the Thursday, January 4th Planning Commission Meeting, we did not have a quorum, but a discussion was held. During the discussion Goals and Objectives for 1996 was mentioned.

Attached is a survey sheet for members to respond on issues they feel need attention. We will need to prioritize these items into short term and long term items. We will also need to discuss a time frame for finalizing some of our current sub-committees.

We will hold a Special Meeting on Thursday, January 18th at 7:00 p.m. in the Council Chambers. This will allow us to address our Goals and Objectives along with making Committee Appointments

Enclosed are copies of Michigan Trend Future bulletins (for the members that were not at the meeting) you will want to scan these, they may give us some ideas for future discussion and possibly Goals and Objectives for 1996. They are tabbed and you may want to place them in back of your Zoning Ordinance so that you will have them when you come to meetings.

Your responses to the survey will be needed by Thursday January 11th. This will provide a few days to compile the data and mail it to you so you will have time to review it prior to the Meeting on the 18th.

The Planning Commission had a very productive year in 1995. I would like to thank each of you for all of your hard work.

JRR:djm

Enclosures

CITY OF MANISTEE PLANNING COMMISSION GOALS AND OBJECTIVES FOR 1996

What new items would you like to see addressed in 1996 (example: Industrial expansion - New Industrial Park, Vertical Zoning, Adult Foster Care)? _____

This is a list of our current Sub-Committees, would list them in order from 1 - 8 in the order you would like to have them addressed (1 being first).

- _____ Bicycle Trails
- _____ Master Plan Review
- _____ Oil & Gas Committee
- _____ Parking - Man Made Lake
- _____ Pre-Manufactured Homes
- _____ Public Access - Lake Michigan
- _____ River Street Traffic - Vertical Zoning
- _____ Sign Ordinance

(over please)

How do you feel about inviting other Commissions to our Meetings? Such as the Parks Commission for their input about some of the issues we are working on such as Man-Made Lake Parking and Access to Lake Michigan? _____

What other items would you like to discuss at the Meeting? _____

Our meetings have been taking up so much time that we have not had a chance to have any worksessions. What are your feelings about having a worksession on a different night than our scheduled meetings. Would you want to have them weekly for a few months? Every other week? During the winter, spring, fall with the summer months off? Give us your suggestions.

CODE ADMINISTRATOR CITY OF MANISTEE

MEMORANDUM

TO: Planning Commission Members

FROM: Jon R. Rose

DATE: January 15, 1996

RE: Special Meeting on Thursday, January 18th

Enclosed are the responses to the Goals and Objectives survey that was mailed on January 5th. Please review them for your input at the Meeting on Thursday. You will note that we have added review of By-Laws and Rules of Procedure to the agenda. You will receive a tabbed copy to add to your Zoning Book for future reference at meetings.

We look forward to seeing you at the meeting on Thursday.

JRR:djm

Enclosures

FROM THE DESK OF...

Jon R. Rose
Code Administrator
City of Manistee
P.O. Box 358
Manistee, MI 49660

(616) 723-2558
FAX: (616) 723-1546

Response to City of Manistee Planning Commission Goals and Objectives for 1996 Survey

Response to - What new items would you like to see addressed in 1996:

Adult Foster Care (3) - we should be looking at.

Vertical Zoning (2)

New Industrial Park (2)

Industrial Park Expansion (3) - would be very important, but is it possible?

Rec. Center "County Wide"

Casino (2) - what effect will that bring to the city, are we ready for that?

Manistee Lake - Lake Shore

An overall look at possible development over the next 5, 10, 20, 50 years.

Do we have enough public access to Manistee Lake if development of the North east side of the River and out 31 North are the next developed areas?

Is there anything this Board can do to bring in preferred and needed business?

We always seem so involved with different requests, we don't really spend time on what the need's might be.

Response to - What order would you like to have our current Sub-Committees addressed (1 being first):

8	Bicycle Trails	7, 8, 4, 7, 6, 8 (in the City?)
5	Master Plan Review	1, 7, 5, 6, 1, 6 (ongoing)
2	Oil & Gas Committee	2, 2, 6, 5, 2, 1 (let's make a recommendation and be done)
3	Parking - Man Made Lake	6, 4, 1, 3, 4, 3 (what is the situation? Have we received a letter yet?)
7	Pre-Manufactured Homes	8, 6, 7, 4, 5, 7
1	Public Access - Lake Michigan	5, 3, 2, 2, 3, 2 (Any letter?)
6	River Street Traffic - Vertical Zoning	4, 5, 3, 8, 8, 5
4	Sign Ordinance	3, 1, 8, 1, 7, 4 (Who are we waiting for now?)

Responses to - **How do you feel about inviting other Commissions to our Meetings?:**

I feel this would be a very positive step.

I have no problem with meeting with other commissions.

Positive would like their input.

If an issue involves one of the commission then they should be invited to give their input.

Yes in some cases.

At a certain point in our discussions, of a topic with group consensus it might be a good idea once we determined goal of subject with some possible solutions then maybe.

Response to - **What other items would you like to discuss at the Meeting?**

Payraise

Jobs.

Sometimes we take more time on a topic than we should, whether being our fault or our resources. Let's put a time frame if we can. We are growing in services as a City but is the population still with us or are they leaving. Who will be paying for these?

I think it might be beneficial to take a look at where we are headed as a City, tourism - industry - no where? It would be nice to see where Council is coming from so we are all working in time. Maybe a brainstorming session?

Sometimes we hardly get through our agenda besides talking on other issues.

What happened to the 185 families from AKZO Salt?

Response to - **Is there a need for additional Meetings?**

Every other week would probably be sufficient (with the summer off).

An occasional worksession is OK, but having it weekly or every other week is liable to cause burn out, especially considering the pay scale.

During the winter worksession with an agenda - summers off.

No weekly meetings - No summer meetings.

Winter Months.

I think every other week might not be a bad idea until we get a handle on things. I would also consider maybe day meetings if at all possible. Remember we are only volunteers.

January 5, 1996

Supervisor of Wells
Michigan Department of Natural Resources
Lansing, MI 48909

Dear Sir,

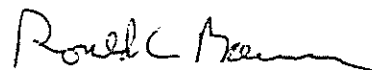
This is request for information under the Freedom of Information Act. I agree to pay up to \$20 for the cost of copying the material.

I am in possession of the Michigan Public Service Commission "Order Approving Settlement Agreement" for Case No. U-10762. This agreement authorizes construction and operation of the State Filer 1-10 natural gas flowline in the City of Manistee. Apparently, the pipeline company also plans to connect the Filer 2-11B sour gas well to the State Filer 1-10 flowline. The Public Service Commission Standard Well Connection Permit No. 7024 allows connection of Filer 2-11B to a gathering line. It does not allow actual construction of a gathering line. I understand that the DNR is responsible for issuing permits for gathering lines which feed natural gas to flowlines. Please send me a copy of the DNR permit for construction of the Filer 2-11B gathering line. If a permit has not been issued at this time, this is a request for a public hearing to be held in Manistee prior to issuance of a DNR permit.

As a separate item, a review of State law indicates that the Supervisor of Wells is responsible for assuring that the installation of new gas facilities does not result in a threat to human life. Please send me a copy of your H2S dispersion calculations for the Filer-10 and Filer-11B wells which document that no maximum credible failure at the wells will be life threatening.

A prompt response will be appreciated.

Thank you.



Ronald C. Bauman
807 Dinsen Street
Manistee, MI 49660

cc: Manistee City Planning Commission
Jon Rose, Manistee Code Administrator
Mr. Harold Fitch, DNR Cadillac office

January 16, 1996

To: Roger Yoder, Chairman
Manistee City Planning Commission

Re: Sour Gas Line and Wells
Telecon with Mich. Dept. of Public Health

On Tuesday January 16, 1996 I discussed H2S exposure limits applicable to the general public with Mr. Art Bloomer of the Division of Health Risk Assessment at the Mich. Dept. of Public Health. The only published information regarding H2S exposure limits which we have located are for occupational workers.

Mr. Bloomer confirmed that there are probably no published H2S limits for the general public since most persons normally exposed to H2S are occupational workers. When performing health risk assessments when public limits are not available, he stated that most agencies use 10%, or less of occupational limits for diverse population exposure limits. This reduction is used to account for the fact that a diverse population includes babies, senior citizens and persons with serious health problems. We also discussed the fact that consumption of alcohol reduces the detoxification of H2S by the liver since the liver is also affected by alcohol. This can increase the risk of H2S exposure. For the above reasons occupational limits do not apply to a diverse population and must be reduced.

Mich. Dept. of Public Health occupational limits for H2S concentration in air are:

Ceiling Limit - 20 parts per million (ppm)

Short Term Limits - 50 ppm for 10 minutes provided that no other measurable exposure occurs during a 8 hour work day.

Applying the above rule, the Mich. Dept. of Public Health exposure limit for a diverse population would be in the range of 2 to 5 ppm.

The Basin Pipeline engineer's letter of December 19, 1995 states that a 1 sq. in. hole in the pipe would result in a public H2S exposure of 100 ppm at a distance of 240 feet from the pipeline. The exposure would be higher near the pipe. The above exposure is based on an H2S concentration of 200 ppm in the gas from the Golf Course well. The Cherry Street well has 450 ppm of H2S. During their operating life the H2S in both wells will likely increase.

The 100 ppm public exposure described above is twice the occupational short term limit of 50 ppm, and 20 to 50 times higher than the limit which the Mich. Dept. of Public Health would use for a diverse population. Also, no one has calculated the public exposure for a full diameter break in the pipeline and well casings which the Basin Pipeline engineer said should be evaluated for public safety in his letter of September 27, 1995.

During our January 10, 1996 meeting, neither the Basin Pipeline engineer or the Public Service Commission took a position that the pipe will not leak. We have considerable documentation proving that leaks can occur.

The above is one of the significant reasons for conducting an independent safety analysis of public risks associated with the wells and pipeline.

Ron Bauman 

cc: City Planning Commission
Jon Rose, City Code Administrator